



# LEZÍRIA DO TEJO

comunidade intermunicipal

A unified portfolio of investment opportunities across eleven complementary municipalities



# Lezíria do Tejo, Portugal / The Investment Gateway to Europe's New Strategic Heart



As President of the Lezíria do Tejo Intermunicipal Community, I am pleased to introduce a region of eleven coordinated municipalities that combines strategic location, scale, and development potential, offering a unique investment platform in Portugal.

Situated north of Lisbon, along **Portugal's key economic routes**, Lezíria do Tejo provides investors with an exceptional combination of accessibility, infrastructure, and land available at scale. The region is home to a **highly productive agri-food and agro-industrial sector**, a growing tourism and leisure offer, and a skilled local workforce ready to support sustainable and innovative projects.

Through our coordinated governance framework, the eleven municipalities align planning priorities, investment strategies, and institutional support, ensuring investors benefit from a **single regional interface**, predictable decision-making, and access to national and European funding instruments.

We offer a diversified portfolio of opportunities in **agriculture and agro-industry, logistics, industry, residential development, tourism, and innovation-driven activities**. Each municipality contributes distinct assets and sectoral strengths, yet together they form a coherent and scalable proposition, ready to accommodate sustainable, long-term investment.

We warmly invite investors to discover Lezíria do Tejo, a region committed to growth, collaboration, and excellence, and to explore the opportunities that **make this territory Europe's emerging strategic heart**.

**João Teixeira Leite**

**President, Lezíria do Tejo Intermunicipal Community**



PORTUGAL

# Lezíria do Tejo

RIBATEJO

Europe's New Strategic Heart

Region of Lisbon's Future  
International Airport



## SANTARÉM

Lisbon	78km	48 miles	34min
Oporto	250km	155 miles	2:00h
Faro	300km	186 miles	3:00h
Madrid [SPAIN]	545km	339 miles	5:00h



## LEZÍRIA DO TEJO

comunidade  
intermunicipal



The Intermunicipal Community of Lezíria do Tejo (CIMLT) is a public association of municipalities that aims to promote the integrated and strategic development of the Lezíria region in Portugal.

It covers an area of approximately 4,275 km<sup>2</sup> and serves a population of around 240,000 Habitants.

It comprehends 11 municipalities: Almeirim, Alpiarça, Azambuja, Benavente, Cartaxo, Chamusca, Coruche, Golegã, Rio Maior, Salvaterra de Magos, and Santarém (where its headquarters are located).

It acts as a driving force for cooperation between local authorities to manage joint projects in areas such as transport, the environment, education, culture, investment, and economic development.

Its focus is on investment, economic competitiveness, environmental sustainability, and social solidarity (equal access to services of general interest, facilities, and infrastructure).

# Operational Plan: Lezíria do Tejo 2030

Strategic Focus	Main Objectives	Projects & Actions	Funding Source
<b>Economic Competitiveness</b>	Strengthen the business fabric and innovation.	Digitization of SMEs and attraction of logistics investment.	<u>Alentejo 2030</u>
<b>Cohesion and Human Capital</b>	Improving qualifications and combating exclusion.	Combating school failure and training in public administration.	ESF+ (European Social Fund)
<b>Tourism and Heritage</b>	Promote the region as a sustainable destination.	<u>Plano Estratégico de Turismo 2030</u> Strategic Tourism Plan 2030 and gastronomic routes.	Tourism of Portugal / CIMLT
<b>Digital Modernization</b>	Digitizing public services and governance.	Territorial intelligence and integration of municipal services.	<u>Plano de Ação Integrado</u> Integrated action plan

# Lezíria do Tejo: The Strategic Heart of Portugal

Portugal is Europe's Smartest Property Investment Choice in 2026.

Located in the vital axis of Portugal, Lezíria do Tejo is much more than a geographical region; it is the hub that unites the country. It functions as Portugal's natural logistics platform, situated between the major urban centers of Lisbon and the North.

It is crossed by major roads such as the A1 (Lisbon-Porto), the A13 (connection to the South/Alentejo) and the IC3, which facilitate the flow of goods and passenger mobility, and also benefits from the Northern Railway Line.



# “Lezíria do Tejo: Where Portugal connects”

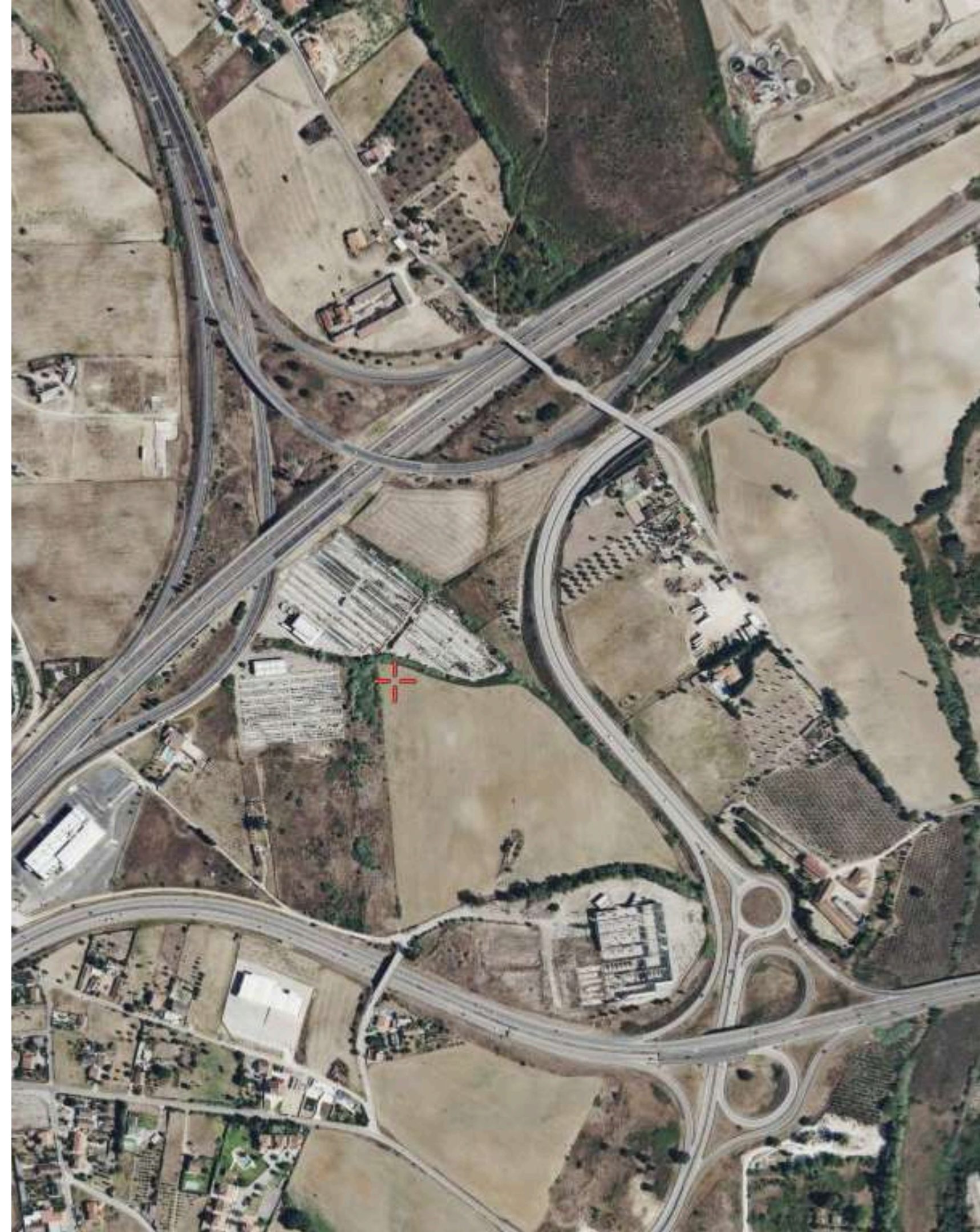
## Just a stone's throw from the big cities:

- We are on the doorstep of the capital (78 Km/48 miles), less than an hour from Lisbon, offering urban convenience without the stress of the metropolis.
- We connect the north to the south via the A1, about 2 hours from Porto, positioning ourselves as Portugal's preferred logistics center (250 Km/155 miles).

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## A Land of Opportunities:

- On the banks of the Tagus River, we are a region of harmonious contrasts, and our location is our greatest privilege.
- Agro-industrial innovation goes hand in hand with the preservation of our cultural identity and rural world. From cutting-edge technology in Rio Maior to the tradition of Golegã, Lezíria is a vibrant ecosystem to invest, live, and visit. It is “where the future meets tradition.”



# “Lezíria do Tejo: Where Portugal connects”

## Territory of High Logistics and Industry:

- National Logistics Hub: We are at the heart of the A1 and A13 motorways (with a connection to the A10). Investment in logistics parks in the region is strategic, serving as a distribution base for the entire Iberian market.
- The qualified industrial land in Lezíria do Tejo is one of the region's greatest competitive advantages, characterized by land that is already infrastructure-ready and integrated into Municipal Master Plans (PDM), which allow for the rapid licensing of logistics and industrial activities (agribusiness and technology centers).





## “Lezíria do Tejo: Where Portugal connects”

### Unbeatable Real Estate Opportunities:

- Lezíria do Tejo is now, in 2026, positioned as the most solid and profitable alternative for real estate and land investment in Portugal. Located on the axis connecting Porto to the capital, the region offers what large centers have lost: **space, accessibility, and competitive prices.**
- With the markets of large cities (Porto, Lisbon, Faro, Coimbra...) under high pressure, Lezíria offers more attractive rates of return (**higher yields**) on residential and service assets.
- Less than one hour from Lisbon (78 km/48 miles), we are the ideal refuge for families and digital nomads looking for larger homes, gardens, and significantly lower prices per square meter, offering them an excellent Quality of Life (**Work-Life Balance**).
- The region has all levels of education: from nurseries to higher education, with two public hospitals and two private hospitals serving the municipalities, with several cultural centers and robust facilities and infrastructure. In short, it is made up of safe cities and towns that offer a high quality of life and are already modern urban centers.

# “Lezíria do Tejo: Where Portugal connects”

## Total Connectivity in 2026:

Thanks to our integrated transport infrastructure and high-performance rail network, Lezíria do Tejo is now Portugal's Central Hub. We are the bridge between the interior and the coast, between production and consumption. Travel between Lezíria and Porto (2 hours 20 minutes) or Lisbon (55 minutes) is fast and efficient, eliminating the barriers of distance.

## We are the strategic hub between the A1, A10, A13, and A15 motorways:

- **A1** (Northern Motorway) – Main link between Lisbon and Porto.
- **A10** (Bucelas-Carregado-Benavente Motorway): This is the “bridge” between the banks of the Tagus River. It connects the A1 (in Carregado) to the A13 (in Benavente) via the Lezíria Bridge, allowing north-south traffic to avoid congestion in Lisbon.
- **A13** (Almeirim-Marateca Motorway): Fast connection to the south (Algarve and Spain via the A2/A6), connecting Almeirim and Benavente to the interior of the country and to the ports of Greater Lisbon, Setúbal, and Sines.
- **A15** (Santarém-Peniche Motorway): Connects the A1 junction in Santarém to the west coast (Caldas da Rainha and Port of Peniche), completing the cross-country corridor that links the sea to the interior of Lezíria.



# “Lezíria do Tejo: Where Portugal connects”



Lezíria do Tejo is the region of the **future Lisbon Airport**, also very close to the major national ports: Lisbon, Setúbal, Sines, and Leixões.

The **Northern Railway Line** is the main axis that allows goods from Lezíria to be transported directly to the port terminals in Lisbon and, via branch lines, to Sines and Setúbal.

**Lezíria do Tejo is a region of diversified investment. Within a 50 km radius, it has distinct and complementary asset profiles.**

# STRATEGIC INVESTMENT MAP

MUNICIPALITY	ASSET PROFILE	COMPETITIVE ADVANTAGE 2026
<b>Almeirim</b>	Agro-Food Logistics	<b>Mercadona Hub:</b> The engine of Iberian food retail
<b>Alpiarça</b>	Agro-Tech	<b>The Nature Boutique:</b> Agricultural innovation and ecotourism
<b>Azambuja</b>	Prime Logistics	<b>Real Intermodality:</b> Direct access to the Northern Line
<b>Benavente</b>	Global Logistics	<b>Iberian Powerhouse:</b> Hub da Amazon, DHL e Sonae
<b>Cartaxo</b>	Wine & Lifestyle	<b>The Wine Capital:</b> Wine tourism and premium accommodation
<b>Chamusca</b>	Circular Economy	<b>Green Industry:</b> Relvão Eco-Park
<b>Coruche</b>	Bio-Economy	<b>Carbon Sink:</b> Bioindustry and carbon credits (ESG)
<b>Golegã</b>	Horse & Luxury	<b>Elite Boutique:</b> Investment in 5* luxury hotels
<b>Rio Maior</b>	Sports & Health	<b>Performance City:</b> Specialized Student & Senior Living
<b>Salvaterra de Magos</b>	Last-Mile & Housing	<b>Strategic Gateway:</b> Logistics 40 min from Lisbon
<b>Santarém</b>	Urban & Services	<b>New Airport Effect:</b> +20% annual appreciation

# 11 Municipalities, One Ambition



## **ALMEIRIM – The Logistics Heart**

Strategically located at the intersection of the A13 and A1 highways, Almeirim is now the country's main logistics hub, home to the largest logistics base in the Iberian Peninsula (in terms of a single company's logistics block – Mercadona Warehouse).

- **Highlights:** Land with infrastructure for cold chain logistics and high-tech agro-industry.



## **ALPIARÇA – The Regeneration Oasis**

A fertile territory par excellence, focused on agricultural modernization and elite wine production.

- **Highlights:** Opportunities in food processing units and sustainable wine tourism.



## **AZAMBUJA – The Gateway to the Atlantic**

Tagus meets the main national rail and road lines. A consolidated industrial hub with direct access to the Port of Lisbon

- **Highlights:** Rehabilitation of industrial areas for last-mile distribution centers.

# 11 Municipalities, One Ambition



## **BENAVENTE – The New Grow Frontier**

Due to its proximity to Lisbon and the future airport, it is one of the municipalities with the highest demographic and residential growth.

- **Highlights:** Large-scale residential real estate projects and the development of modern commercial areas.



## **CARTAXO – The Premium Retreat**

The “Wine Capital” offers a unique quality of life, attracting digital nomads and families looking for proximity to the capital at competitive costs.

- **Highlights:** Urban regeneration and development of luxury condominiums integrated into wine estates.



## **CHAMUSCA – The Green Energy Capital**

A leader in environmental management and waste treatment (Eco-Parque do Relvão), it now focuses on the circular economy and renewable energy.

- **Highlights:** Industrial zones prepared for heavy industry and decarbonization projects.

# 11 Municipalities, One Ambition



## **CORUCHE – The Green Bio-Metropolis – World’s Cork Capital**

A symbol of sustainability, Coruche dominates the cork industry. It is the ideal location for investments that value the “ESG” label.

- **Highlights:** Nature tourism (Sorraia River) and forest bioeconomy.



## **GOLEGÃ – The Exclusive Lifestyle – World’s Horse Capital**

A globally prestigious niche focused on the Lusitano horse. It attracts an international audience with high purchasing power.

- **Highlights:** Luxury hotels, high-performance sports centers, and equestrian tourism



## **RIO MAIOR – The Innovation Campus, Sports and Salt**

A Renowned for its High Performance Sports Center and unique salt pans, the city combines sporting innovation with mineral potential.

- **Highlights:** A New Generation Industrial Hub (AAE), private sports facilities, and sustainable tourism.

# 11 Municipalities, One Ambition



## **SALVATERRA DE MAGOS – The Tagus Balcony – Riverside Potential, Connected Living**

With over 700 years of history and strong ties to the Tagus River and falconry (UNESCO World Heritage), it is an emerging destination for those seeking quality of life, close to the capital Lisbon and with a strong identity reflected in sustained tourism growth.

- **Highlights:** Promotion of affordable housing and recreational boating.



## **SANTARÉM – The Strategic Capital – Historic Heart of Future Business**

The administrative, cultural, and service center. Santarém offers a complete urban scale with historical heritage and modernity.

- **Highlights:** Office centers, retail trade, and rehabilitation projects in the monumental historic center. Urban Regeneration, Municipal Projects, and High-end Investment Ventures.



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comunidade  
intermunicipal



MUNICÍPIO DA  
**Chamusca**




**Come and find out why we are  
the ideal choice for your next  
project!**

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